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**Minutes of Meeting**  
**Warwick Wildlife and Conservation Commission**  
**September 15, 2016**

Chair Anne Holst called the meeting of the Warwick Wildlife and Conservation Commission to order at 7:10PM. Members in attendance were Wayne Cabral, Ray Meunier, Carl Bergden, Mike Clark, Henry Brown and Sue Kennedy and Sue Cabeceiras from the Planning, and Janine Burke-Wells of the Warwick Sewer Authority.

A motion to accept the minutes of the May 2016 meeting was made by Mike, seconded by Wayne and unanimously approved.

Anne took the agenda out of order to accommodate Janine Burke-Wells. Anne began the discussion by explaining the reason Janine was invited to this meeting. When a property is assessed a sewer fee, they are assessed a future development assessment which can be astronomical and cause owners of open space property to have to sell their property to pay the assessment. Janine explained that the Sewer Authority is in the process of rewriting its regulations and they will be completed by June. The Commissioners made some suggestions including:

1. Larger properties that could be subdivided for development should be assessed additional fees at the time it is subdivided/redeveloped. This would place the onus of applicable assessment fees on the developer.
2. The Sewer Authority reassesses a property if a new house lot is developed.
3. The Sewer Authority assess a property based on conditions at the time of the assessment, not based on how it potentially could be developed.
4. The Sewer Authority not assess additional fees based on potential future development on vacant land until it is developed.
5. The Sewer Authority exempt properties zoned open space, and historic properties from assessment fees based on potential future development.

Janine asked that these suggestions be put into a letter and sent to her, so that she can present it to the board, and take these suggestions into consideration when rewriting the regulations. Sue C. was asked to prepare this letter.

The Commissioners then discussed the Planning Department memorandum requesting they review and comment on the Zone Change for the West Shore Road Sothern Sky Renewable Energy proposal for a solar park. Ray presented a motion of no objection with comments to reevaluate the 6ft fence installation

for wildlife movement and to suggest a wildlife corridor to allow wildlife movement. This motion was seconded by Wayne and unanimously approved.

The Commissioners then discussed the Planning Department memorandum requesting they review and comment on the Zone Change for the Kilvert Street Sothern Sky Renewable Energy proposal for a solar park. Ray presented a motion to object to this project for the following reasons:

1. According to the site plan, the runoff from the area will be discharged into the wetland, and Three Ponds Brook, with no storm water management.
2. Solar panels west of gravel road will affect the function and values of wetlands and should be removed.
3. No wildlife corridor is provided to connect the wetland area to Plat 278 Lot 144, a 6.8 acre parcel, and Plat 277 lot 22, a 26.48 acre open space area.

The motion was seconded by Sue K. and unanimously approved.

The Planning Department finished its review of the Blueways paddle maps. Sue sent the maps to several people to review, comments have been returned by Chuck Horbert and George Shuster. Wayne will address concerns, and has taken pictures to update the maps.

Sue C. explained that she had sent a letter to the Oak Street Real Estate Capital, who owns the MetLife Property. She received a call from an attorney who said they are not opposed to the idea of donating the pond area to the City to expand the Jesse P. Dawley Memorial Woodland. However, the donation cannot cost Oak Street Real Estate Capital any money. She explained that Oak Street has a triple net lease with MetLife, where MetLife pays all taxes on property, so reduction in taxes from no longer owning the property would not affect them. In order to donate the property, it would have to be surveyed and separated into a separate lot. A motion was made by Ray to have Sue K. research potential funding sources for this project. Wayne seconded the motion that was unanimously approved.

Sue C. asked about the bird houses made by the elderly gentleman who built and donated them. Ray has not heard from Eagle Scout Nathaniel Snow. Sue C. will try to contact him.

There being no further business, the meeting was adjourned at 9:02 PM by motion from Henry seconded by Mike and unanimously approved by the Commissioners.

Respectfully submitted, Sue Cabeceiras, Planning Dept.